

FILED

APR 13 2011

SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 11, 2011

CITY CLERK

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as  
"Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDIANED BY THE COMMON COUNCIL of the City of Terre Haute,  
Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the  
"Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps,  
be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of  
Indiana, to-wit:

Part of the East half of Lot Number Twenty eight (28) In Joseph Grover's Subdivision of  
Lot Number Two (2) In the Subdivision of Out Lots of the Town (now City) of Terre  
Haute, Indiana, described as follows, to-wit: Commencing point 31 ½ feet South of the  
Northeast corner of the East half of the said Lot Number 28, and running thence South 28  
feet; thence West to the East line of the alley running North and South through said Lot  
Number 28; thence North 26 feet; thence East to the Place of Beginning.

Commonly known as: ~~1515~~South 3<sup>rd</sup> Street, Terre Haute, Vigo County, Indiana  
47802

Be and the same is hereby established as a **C6 Strip Business Commercial District**, together with all  
rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such  
cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II, WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same  
shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its  
approval by the Mayor and publication as required by law.

Presented by Council Member, \_\_\_\_\_  
Todd Nation

Passed in Open Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John Mullican-President

ATTEST: \_\_\_\_\_  
Charles P. Hanley, City Clerk

Presented by me to the Mayor of the City of Terre Haute this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

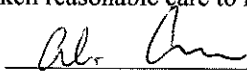
\_\_\_\_\_  
Charles P. Hanley, City Clerk

Approved by me, the Mayor, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Duke A Bennett, Mayor

ATTEST: \_\_\_\_\_  
Charles P. Hanley, City Clerk

This instrument prepared by: Ali Anvari : 1000 East Davis Dr. Terre Haute, IN 47802 : 812-460-0119  
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security  
number in this document, unless required by law.

  
\_\_\_\_\_  
Ali Anvari

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA:

And THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, **Keiko Anvari**, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Part of the East half of Lot Number Twenty eight (28) In Joseph Grover's Subdivision of Lot Number Two (2) In the Subdivision of Out Lots of the Town (now City) of Terre Haute, Indiana, described as follows, to-wit: Commencing point 31 ½ feet South of the Northeast corner of the East half of the said Lot Number 28, and running thence South 28 feet; thence West to the East line of the alley running North and South through said Lot Number 28; thence North 26 feet; thence East to the Place of Beginning.

Commonly known as: **151 South 3<sup>rd</sup> Street, Terre Haute, Vigo County, Indiana 47802**

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as **R-2 Two-Family Residential District**.

Your petitioner would respectfully state that the real estate is now **Sign Stop business**. Your petitioner intends to use the real estate to **create and sell signs of all kinds**.

Your petitioner would request that the real estate described herein shall be zoned as a **C-6 Strip Business Commercial District**. Your petitioner would allege that the **Strip Business Commercial District** would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the **C-6 Strip Business Commercial District** of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 11th day of April, 2011.

BY: 

PETITIONER: **Keiko Anvari, 1000 East Davis Dr, Terre Haute, IN 47802**

This instrument was prepared by **Ali Anvari : 1000 East Davis Dr. Terre Haute, IN : 812-460-0119**

**AFFIDAVIT OF:**

COMES NOW affiant Keiko Anvari

and affirms under penalty of law that affiant is the owner of record of the property located

at 1515 South 3<sup>rd</sup> St, Terre Haute, IN 47802

for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Keiko Anvari  
[Typed name of owner(s) on deed]

SIGNATURE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

STATE OF INDIANA)  
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for

said County and State.

who acknowledges the execution of the above and foregoing, after being duly sworn upon his oath and after having read this Affidavit.

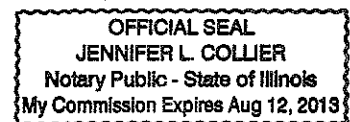
WITNESS my hand and notarial seal, this 13 day of April, 2011.

Notary Public:

\_\_\_\_\_  
[Typed name]

My Commission Expires: Aug. 12, 2013


My County Of Residence: Clark



**DULY ENTERED FOR TAXATION**  
Subject to final acceptance for transfer

JUL 23 2010

*Tammy M. Allsup*  
VIGO COUNTY AUDITOR

2010008738 CORP WD \$18.00  
07/23/2010 09:05:11A 2 PGS  
NANCY S. ALLSUP  
VIGO County Recorder IN  
Recorded as Presented  


**SPECIAL CORPORATE WARRANTY DEED**

THIS INDENTURE WITNESSETH, THAT

**Beltway Capital, LLC**

("Grantor"), a corporation organized and existing under the laws of the State of Maryland  
CONVEYS AND WARRANTS to

**Kelko Chinen Anvari**

("Grantee") of Vigo County, in the State of Indiana, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Vigo County, in the State of Indiana.

**Part of the East half of Lot Number Twenty eight (28) in Joseph Grover's Subdivision of Lot Number Two (2) in the Subdivision of Out Lot Number 67 of the Original Out Lots of the Town (now City) of Terre Haute, Indiana, described as follows, to-wit: Commencing at a point 31 1/2 feet South of the Northeast corner of the East half of the said Lot Number 28, and running thence South 26 feet; thence West to the East line of the alley running North and South through said Lot Number 28; thence North 26 feet; thence East to the Place of Beginning.**

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as **1515 South 3rd Street, Terre Haute, IN 47802**. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantor hereby binds Grantor and Grantor's heirs, executors, administrator, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty when the claim is by, through, or under Grantor, but not otherwise.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officer of Grantor; and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

The conveyance effective date of this deed is July 12, 2010.

2

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 1st day of July, 2010

Beltway Capital, LLC

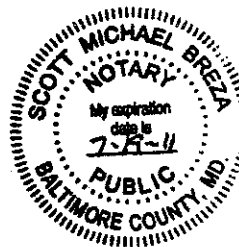
*[Signature]*  
By Amy E.K. Bitz, Managing Member

State of Maryland  
County of Baltimore

Before me, a Notary Public in and for said County and State, personally appeared Amy E.K. Bitz the Managing Member of Beltway Capital, LLC, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 1st day of July, 2010.

*[Signature]*  
Signature



Scott M. Breza - Notary Public  
Printed Name

My Commission Expires: \_\_\_\_\_

County of Residence: Baltimore

Return deed to: Royal Title Services, Inc., 365 East Thompson Road, Indianapolis, IN 46227

Send tax bills to: 1575 Santa 3rd St, Terre Haute, IN 47802

Grantee's mailing address: Same

This instrument prepared by: Jennifer E. Jones, Attorney at Law

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

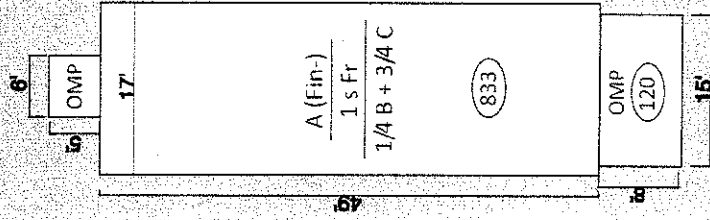
Ramona R Davis

Printed Name

# SITE PLAN

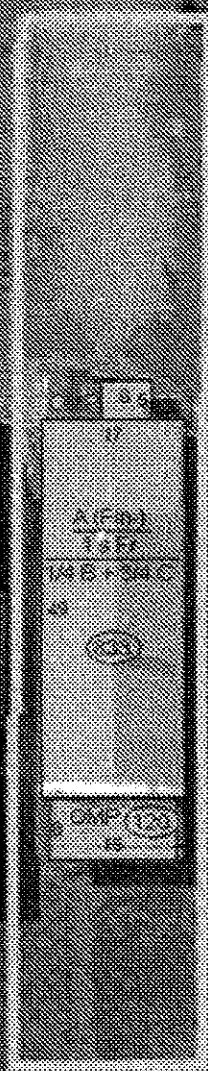
Lot Size  
26' x 145'

Parking



Sign

ALLEY



17  
A/FBI  
1572  
1445-034-0  
GMP 123

3RD

OSBORNE